

<b>Application Number:</b>	2022/0353/FUL
<b>Site Address:</b>	Land Between 1 and 9-11 Greetwell Gate, Lincoln, Lincolnshire
<b>Target Date:</b>	1st July 2022
<b>Agent Name:</b>	MDK Architects Ltd
<b>Applicant Name:</b>	Mr Matthew Hillman
<b>Proposal:</b>	Siting of a mobile unit for use as a temporary welfare centre and use of existing garages as storage for building materials on a permanent basis

### **Background - Site Location and Description**

The application proposes permanent use of the site for a welfare centre. The welfare centre would be in use every three out of 12 weeks. The application has been submitted by City of Lincoln Council and the site would be used by employees in line with their duties of carrying out repairs to council houses. A previous application granted temporary consent for the same use under application 2020/0731/RG3 which expired on 31st March 2021. A further application was submitted and granted to extend the use until 12th December 2021 under application 2021/0301/RG3

The site is located on Greetwell Gate, a one-way street running from Wragby Road to Eastgate. To the east of the site is a public house, whilst to the west is No. 1 Greetwell Gate, a Grade II listed house. To the south of the site are residential properties accessed from Winnowsty Lane and Wainwell Mews. On the opposite side of Greetwell Gate is a City Council owned public car park and two semi-detached properties on the corner of Greetwell Gate/Langworthgate. The site is located within the Cathedral and City Centre Conservation Area No. 1.

The application is brought before Planning Committee as the proposal is made by the City of Lincoln Council on council owned land.

### **Site History**

Reference:	Description	Status	Decision Date:
2020/0731/RG3	Siting of a mobile unit for use as a temporary welfare centre. Use of existing garages as storage for building materials.	Granted Conditionally	3rd December 2020
2021/0301/RG3	Extension of existing permission (2020/0731/RG3) for the siting of a mobile unit for use as a temporary welfare centre until 12th December 2021.	Granted Conditionally	1st July 2021
2020/0694/RG3	Installation of brick boundary wall with gates (additional documents submitted)	Granted Conditionally	3rd December 2020

## **Case Officer Site Visit**

Undertaken on 16<sup>th</sup> June 2022'

### **Policies Referred to**

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

- Acceptability of Use
- Impact on Residential Amenity
- Visual Amenity and the Impact on the Character and Appearance of the Conservation Area and Adjacent Listed Building
- Highway Safety

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received

### **Public Consultation Responses**

Name	Address
Carole Morgan	43 Greetwell Gate Lincoln Lincolnshire LN2 4AW

### **Consideration**

#### **Policy Background**

Paragraph 192 of the NPPF (2019) requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character

and distinctiveness.

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan is permissive of proposals which preserve and enhance features that contribute positively to the area's character, appearance and setting.

Policy LP26 states that "The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development."

### Acceptability of Use

The use of the site as a Welfare Centre with a temporary mobile unit was previously granted by Planning Committee under application 2020/0731/RG3 until 31st March 2021 and 2021/0301/RG3 until 12th December 2021. The application now seeks to use the site in the same manner permanently albeit the unit would remain on the site at all times.

The supporting statement submitted with the application states that the change of use of the site would support the City Council's pilot scheme 'Scheduled Repairs'. The pilot started due to covid restrictions which dealt with a backlog of repairs but also aimed to reduce carbon emissions and improve customer service for council tenants. The statement details that due to the Covid pandemic, the previously used welfare facilities for the repairs team as well as the previously used storage facilities are no longer suitable. The applicant states that due to the effectiveness of the scheme during the pandemic they now seek permanent use of the site.

The actual use of the site would be as previously approved in three week blocks; although the applicant has applied for use of the site every four weeks out of every 12 to allow materials to be dropped off the week before each block begins, should this be required. The use of the welfare facility is therefore required every four weeks out of 12. Whilst there would be a supervisor on site daily from 7:30am- 4:00pm, opening hours for operatives would be restricted between 10am and 2:30pm Monday to Friday with a likely trip generation of 15 vehicles per day. The welfare unit would remain on the site at all times.

In terms of planning policy, the site is within an unallocated area within the Central Lincolnshire Local Plan and the proposal would not contravene local plan policy in principle with regard to the use of the site, subject to other the issues as considered below:

### Impact on Residential Amenity

The site is located between the Morning Star Public House to the east and No. 1 Greetwell Gate to the west. No. 1 is a residential property although it appears to be currently unoccupied. Residential properties are also located to the south, with Winnowsty House and Mews Cottages to the rear of the site.

The layout drawing submitted with the current application shows the same layout as previously approved. The position of the welfare unit would be towards the rear of the site, partially behind the side extension to No. 1 Greetwell Gate. Its position would allow space for two vehicles to enter the site. With regard to the welfare unit itself, it would measure 3.6m long x 2.3m wide and 2.45m high. The proposed position of the unit would be adjacent to the boundary with No. 1 Greetwell Gate, although it is not considered at the proposed scale that it would cause undue loss of light or that it would appear overbearing

when viewed from this neighbouring property.

The use was originally granted temporary consent in December 2020 therefore the proposed application to make the use permanent would not result in an increased level of activity beyond that currently experienced. In any case, the use of the site as welfare facilities/storage is unlikely to be a use which creates excessive noise. Furthermore, hours of operation for operative visits would be restricted to between 10:00am and 2:30pm, for a maximum of 4 weeks in every 12. Whilst the original application received a number of objections, the current application has received only one suggesting that the use has not caused the level of disturbance originally anticipated by neighbouring properties while it has been in operation. It is however, considered prudent to propose conditions to ensure the use only operates for the proposed 4 weeks out of 12 and for the hours proposed between 10am and 2:30pm.

Subject to the aforementioned conditions, it is considered that the proposal can be undertaken in a manner that would not cause undue harm to the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

#### Visual Amenity and the Impact on the Character and Appearance of the Conservation Area and Adjacent Listed Building

The site has seen investment through refurbishment of the garages on the site and the erection of the boundary wall to the entrance of the site. These have both brought visual improvements when viewed from Greetwell Gate. Whilst the mobile unit would be visible above the wall, it is considered to be a marginal distance above and would not result in significant harm to the character and appearance of the conservation area or to the setting of the adjacent listed building.

It is, therefore, considered that the proposal would preserve the character and appearance of the conservation area, in accordance with Policy LP25 of the Local Plan and relevant guidance contained within the National Planning Policy Framework (2019). Consequently, the proposed development is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Highway Safety

The neighbour objection to the application raises concerns with increased traffic. However, the application shows availability for parking for two vehicles to enter at any one time with an area for turning to enable vehicles to leave the site in a forward gear. As a former lock-up garage site, the access is long established and would not be altered as part of this application. The applicant confirmed that a transit sized vehicle would be largest using the site in terms of the council fleet. A larger vehicle maybe required for deliveries, but this would not be a regular occurrence.

The Highway Authority have been consulted on the proposals and have raised no objections. It is therefore considered highway safety would not be harmed by the proposal.

#### Financial Implications

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The proposed use of the site as a welfare centre would not cause harm to the overall character and appearance of the conservation area would not cause undue harm to residential amenities in accordance with LP25 and LP26 Central Lincolnshire Local Plan and the National Planning Policy Framework.

### **Application Determined within Target Date**

Yes.

### **Recommendation**

That the application is granted with the conditions below

#### **Standard Conditions**

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

#### **Conditions to be Adhered to at all Times**

- 3) The welfare unit shall be used by operatives between the hours of 10:00am - 2:30pm every 4 weeks out of 12 only.

Reason. In order to protect residential amenity.